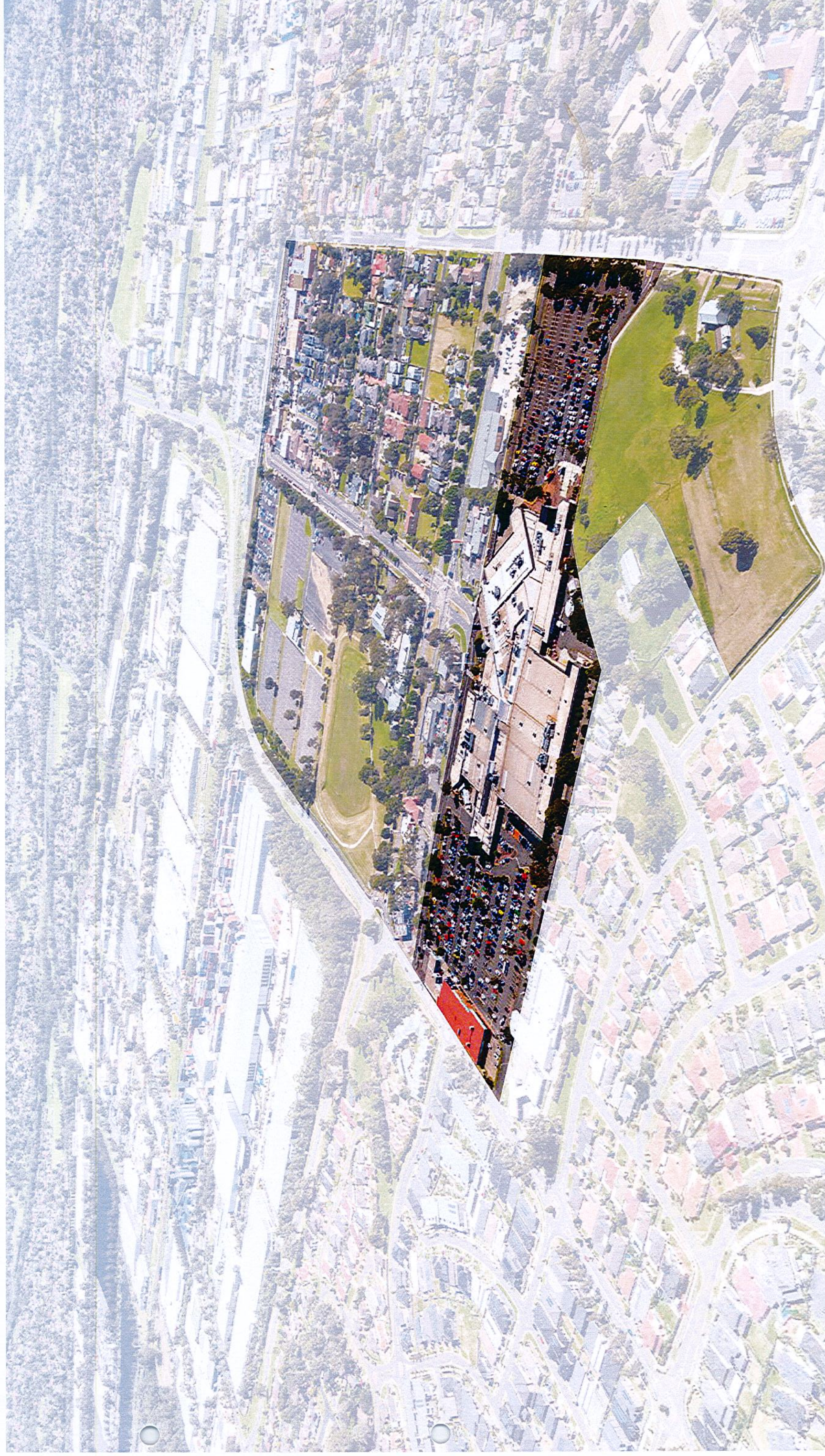




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CONTACT

Tom GoodeDirector

TGoode@ethosurban.com.au+61 2 9409 4926

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This document has been prepared by:



Emily Hotfield / Ping Ng22.07.19



Paul Robillard22.07.19

The information contained in this document is for submission to the Department of Planning and Environment. The client shall make its own enquiries analysis and calculations and form its own views in relation to the use or development of the property including the application of local government and statutory controls. It is assumed that the client will rely on its own expertise in considering the information.

ACN 615 087 931 Pty Ltd operates under a Quality Management System that has been certified as complying with ISO 9001:2008. This report has been prepared and reviewed in accordance with that system. If the report is not signed above, it is a preliminary draft.

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DATE OF ISSUE22.07.19

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APPROVED BYPR

ETHOSURBAN

Ethos Urban Pty Ltd.
ABN 13 615 087 931 ACN 615 087 931
www.ethosurban.com.au
173-185 Sussex Street Sydney
NSW 2000 t +61 2 9956 6962

Preface

Minto Marketplace forms the heart of Minto and has supported the local community for decades. Minto Marketplace provides a place to meet and socialise, access community services, enjoy retail and food experiences and participate in community events. Minto Marketplace provides this submission to Campbelltown City Council's draft Local Strategic Planning Statement (LSPS) to highlight the strategic merit of Minto.

This vision is underpinned by the abundance of community-supporting characteristics located within the Minto Marketplace and the surrounds. This submission addresses Redfern Road which connects Minto Marketplace to Minto Station. Minto provides a great opportunity for urban renewal that can incorporate a mix of uses. Therefore, Minto should be prioritised under the LSPS and identified as a high-order centre.

Minto Marketplace offers a unique, consolidated site for renewal.

The renewal of Minto Marketplace will stimulate the longer-term renewal of the centre from the site to the station, as connected by Redfern Road - providing an opportunity to co-locate new and diverse housing options near places of local employment and transport.

**Minto Marketplace
is invested in Minto.**

Introduction

Introduction

Minto Marketplace values the opportunity to provide a submission to the draft LSPS and look forward to future opportunities to consult with Council in developing a strategic vision for Minto.

This submission addresses the local centre of Minto as described in the draft LSPS. The submission follows the following structure:

- Context + Urban Design Analysis
- Strategic Context
- Minto in Detail
- Site Visioning
- Key Moves
- Summary + Next Steps

Minto Marketplace intend to meet with Council to discuss this submission and workshop future strategies for urban renewal within Minto. Further, Minto Marketplace encourages Council to consider this submission in the development of final LSPS and the revised Campbelltown Local Environmental Plan (LEP) and Development Control Plan (DCP).

This submission demonstrates that:

- + **Minto has the ability to accommodate additional housing supply beyond that identified in the LSPS**
- + **Minto has the ability to accommodate additional jobs beyond that identified in the LSPS**
- + **Minto feature a lot structure and land ownership pattern which creates an ideal condition for urban renewal**
- + **Minto Marketplace are invested in the renewal of Minto, and are keen to partner with Council in the delivery of renewal projects**

Minto Marketplace

Minto Marketplace is a sub-regional retail centre located in South-Western Sydney's Macarthur Region – one of Sydney's fastest-growing areas. Originally known as Minto Mall, the centre was constructed in 1981 and has since undergone significant renovations in the early 1990s and 2000s.

In July 2013 Minto Mall was purchased and rebranded as Minto Marketplace. Under new ownership, the Centre has undergone a \$20M refurbishment program.

The revitalised Minto Marketplace has a GLA of 17,941 m² and over 60 speciality stores. These include a Woolworths Supermarket (full-line), Kmart, Best & Less and The Reject Shop, and services including Australia Post, ANZ Bank and a Medical Centre.

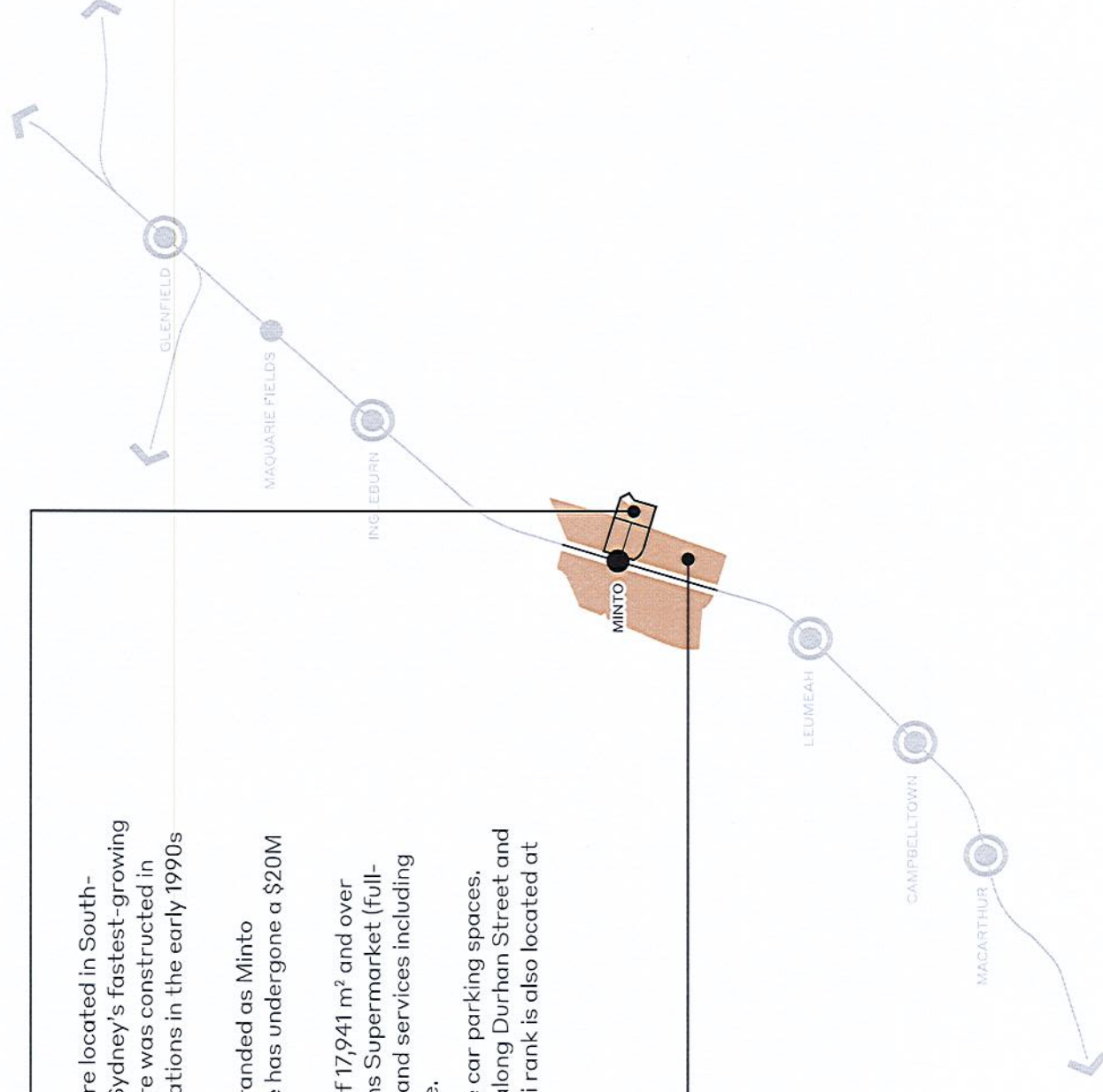
The Centre has 961 'shopper-friendly' at-grade car parking spaces. Minto Marketplace is serviced by bus services along Durham Street and is a ten-minute walk from Minto Station. A Taxi rank is also located at the Centre.

Surrounds

The One Minto Project finalised in 2018 and brought over 1,200 new dwellings to the area, with an additional 3,000 people in the One Minto Estate.

The Minto area also includes a number of recreational parks, sporting fields, a new football oval and Minto Community Centre.

There are many schools in the Minto area, namely Sarah Redfern Primary and High School, Minto Public School, Campbellfield Public School, The Grange Public School and Passfield Park School with approximately 1,500 students.



01 Location of Minto and Study Area within the Glenfield to Macarthur Urban Renewal Corridor
Source: Ethos Urban

Context + Urban Design Analysis

Jobs & Housing Supply in Minto



Approx. 10 ha

Approx. 1.5 ha

Approx. 1.6 ha

Approx. 11.5 ha

Approx. 6.5 ha

Approx. 1.6 ha

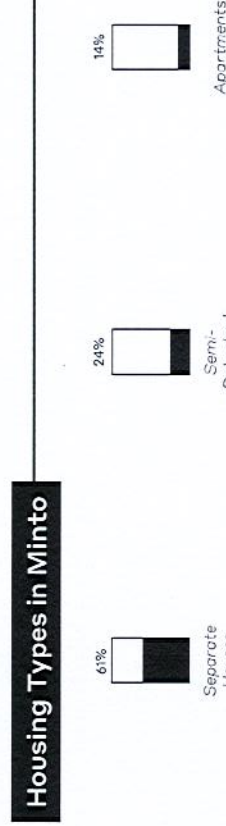
Approx. 1.5 ha

Approx. 1.6 ha

Approx. 1.6 ha

Approx. 1.6 ha

Opportunity for more homes



Opportunity for housing diversity

Employment growth



Jobs in Minto

Large opportunity sites



Land Ownership in Minto Local Centre



03 Aerial photograph of Study Area
Source: Nearmap & Ethos Urban

NOT TO SCALE

Only sub-regional shopping centre within a 5km radius offering a discount department store + a full-line supermarket

Approx. 6.5 ha

Opportunity site

Approx. 11.5 ha

Strategic Context

Minto and the LSPS

Consistent with strategic planning undertaken by the Greater Sydney Commission through the Western City District Plan (WDCP), Council has developed a 'Structure Plan' of the Campbelltown LGA and identified a hierarchy of centres. Minto is represented as a 'growth node' within the structure plan, while centres such as Campbelltown-Macarthur, Ingleburn and Glenfield are identified as 'major growth nodes'. Accordingly, the LSPS focuses on future housing, employment and precinct planning within these 'major growth nodes':

Minto Marketplace firmly believes that the potential for Minto to facilitate greater housing diversity and employment growth within proximity of transport options has not been realised or envisaged in the draft LSPS.

The draft LSPS details the following growth potential for Minto:

- Housing: 350 new dwellings – equating to approximately 18 new dwellings per year (2016-2036),
- Employment: 1,790 new jobs – with the retail and industrial uses identified as key sectors in Minto.

In comparison with other centres, this represents lower housing and employment capacities within the broader LGA.

Beyond the specification of housing and employment potential, Minto is referenced within the draft LSPS as being the subject of future strategic master planning, consistent with Councils 'Reimagining Campbelltown CBD' Study. While Minto is not located in the Campbelltown CBD, Council identifies the strategic merit of its existing centres located along the T8 South Rail Line. The draft LSPS notes that:

Most of the new housing required to accommodate the growing population will be accommodated in the Greater Macarthur Priority Growth Area. This area includes precincts around the existing electrified railway stations at Glenfield, Macquarie Fields (eastern side of the railway line only), Ingleburn, Minto, Leumeah, Campbelltown and Macarthur, and the urban release areas of Menangle Park, Mount Gilead and Gilead.

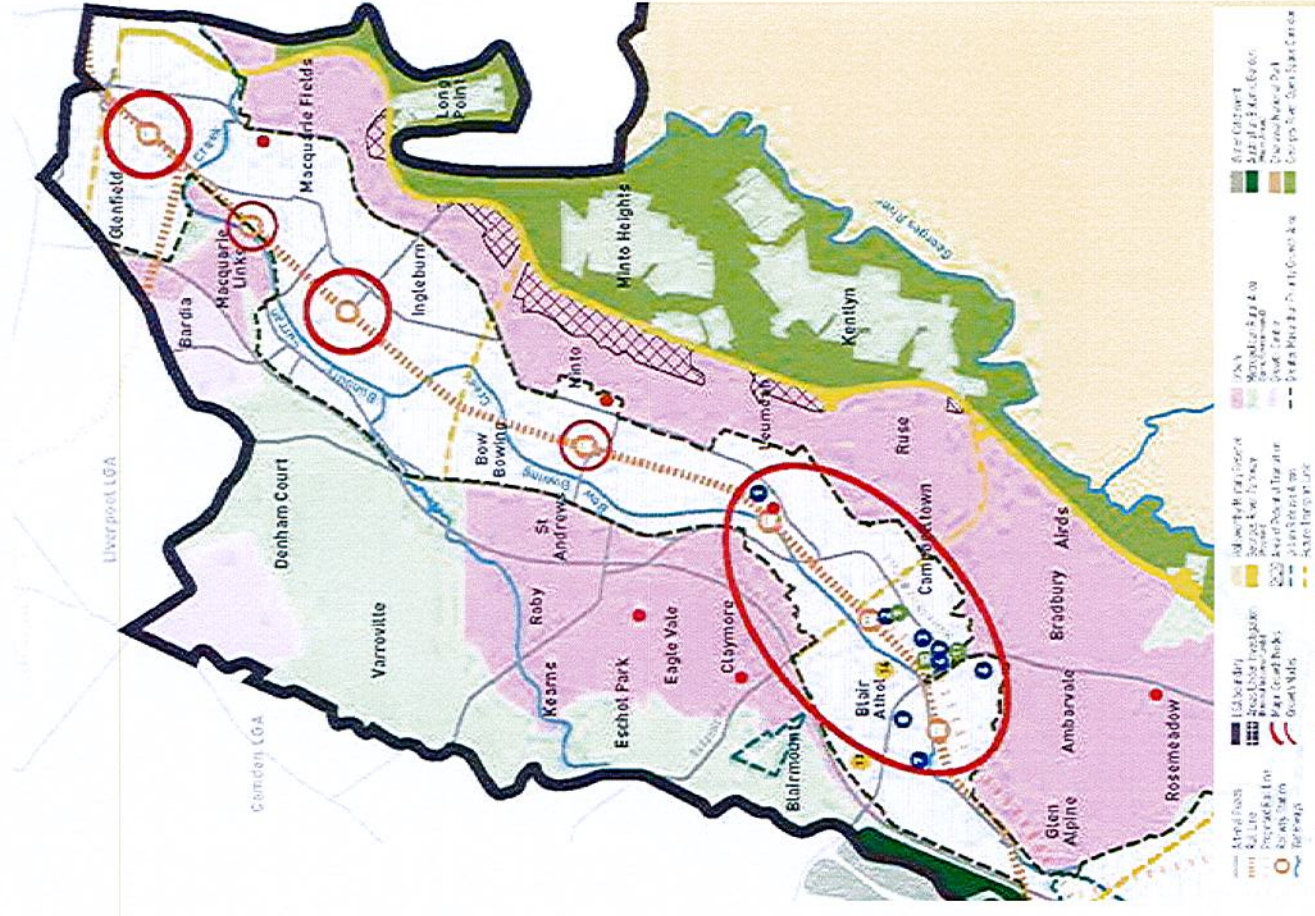
The identification of master planning demonstrates that, while significant growth is not identified in Minto, the need for master planning and urban renewal within Minto remains.

Given its strategic merit, master planning in Minto should be prioritised as with other higher-order centres.

Minto Marketplace welcome the strategic master planning as identified in the draft LSPS and take this submission as an opportunity to advocate the strategic merit of Minto.

Key Strategic Advantages of Minto Relevant to the Draft LSPS and WCDP:

- ✚ **Proximity to Minto Station, providing access to jobs and housing within a 30-minute city**
- ✚ **Ability to provide additional local jobs within existing retail and industrial sectors**
- ✚ **Ability to provide housing within walkable proximity of open space and amenity**
- ✚ **Ability to provide a diversity of housing types and greater affordability**



04 Extract from the Campbelltown Structure Plan Map
Source: Campbelltown Draft Local Strategic Planning Statement

Strategic Context

Campbelltown Sports Stadium

The draft LSPS identifies the importance of the Campbelltown Sports Stadium in achieving various actions of a *Vibrant, Liveable City* and a *Successful City*. While the Stadium is located within Leumeah, investment in the Stadium allows Council to consolidate their existing playing fields throughout the LGA within a central sporting precinct. Investment in the Stadium will benefit from the agglomeration of sporting facilities, community facilities, health and education uses.

The consolidation of playing fields should include the Council owned Coronation Park Netball and Soccer Complex, located between Minto Marketplace and Minto Station.

Coronation Park is currently under-utilised by the local community. As such, the community of Minto and the broader Campbelltown LGA would benefit from the relocation of this facility to the Campbelltown Sports Stadium. Further, the existing sporting groups, associations and clubs which have facilities within Coronation Park are likely to benefit from their co-location with professional teams and leagues based at the Campbelltown Sports Stadium.

The relocation of playing fields located within the Coronation Park to the Campbelltown Sports Stadium would provide Council with a significant land parcel within Minto. This parcel is ideal for urban renewal.

Renewal of this site may contribute additional dwellings, employment opportunities, community facilities or open space to the Minto community.

This land is within critical proximity of Minto Station and the existing facilities provided by Minto Marketplace. While renewal may result in a net loss of open space, the relocation of Coronation Park brings an opportunity to provide renewed open space that is more responsive to the local community's needs. Currently, facilitating alternative uses within the site is limited by the quantity of hardscape, access provisions and the location of built form. Renewed open space would retain existing proximal benefits such as access to Minto Station and Minto Marketplace.

Minto Marketplace support Action 9.15 of the LSPS - 'Partner with the Office of Sport and State sporting organisations to cluster sporting facilities within the LGA to intensify participation and employment the relocation This will be achieved through the relocation of Coronation Park to Campbelltown Sports Stadium.

Approx. 11.5 ha

+ Opportunity site

Coronation Park



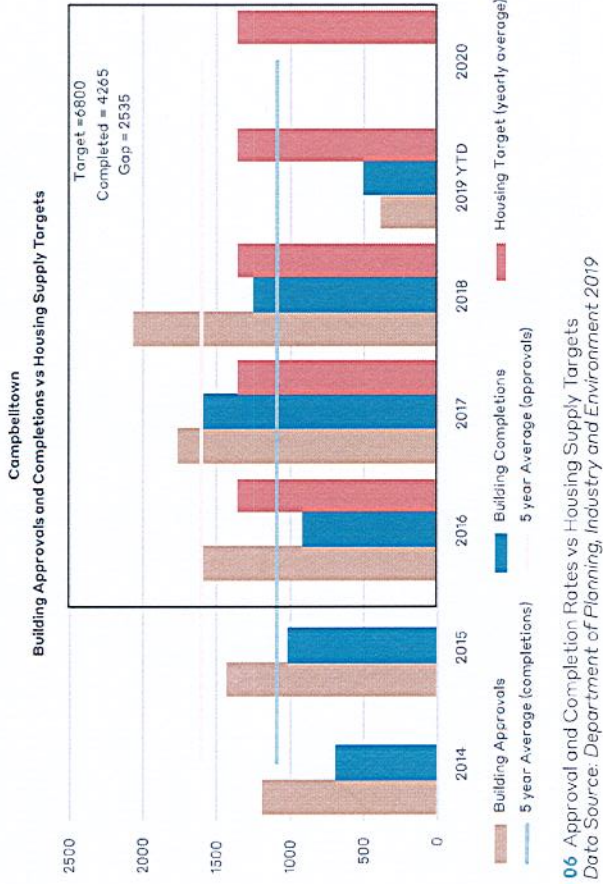
05 Coronation Park
Source: Minto Marketplace & Ethos Urban

Strategic Context

Housing

While greenfield developments will contribute housing supply within the Campbelltown LGA, there remains a significant opportunity for Minto to accommodate infill housing of diverse types. Despite the identification of growth potential, dwelling approval and completion rates have declined in the past two years. Accordingly, Campbelltown may struggle to provide significant dwelling stock to achieve GSC targets in the future.

Additional dwelling stock is required to make GSC targets in the future



Infill development within Minto can provide a greater mix of dwellings that benefit from proximity to existing jobs and open space. Additional housing stock within Minto is also connected to the broader Campbelltown LGA and Greater Sydney by Minto Station.

Employment

Described throughout the draft LSPS is the importance of jobs located close to where people live.

Future renewal of Redfern Road may provide an opportunity to increase employment floor space in Minto that is complementary of the existing retail and industrial sectors.

Renewal of Redfern Road brings an opportunity to increase local employment.

The draft LSPS identifies a growth of 1,790 new jobs within Minto. The renewal of Redfern Road provides an opportunity to accommodate new employment sectors within Minto, specifically sectors that complement the strategic role of Campbelltown-Macarthur as a Health and Education Precinct.

This may include education providers or specialist medical care. These businesses may benefit from collaboration with the adjacent industrial precinct. Collaboration opportunities may also extend to Sarah Redfern High School, located immediately north of Minto Marketplace.

Community

The draft LSPS broadly describes the importance of community development within the LGA, specifically noting sport, recreational and the arts in underpinning a 'Vibrant and Liveable City'. While the relocation of Coronation Park may result in a net loss of community open space within Minto.

Renewal of Redfern Road bring an opportunity to expand the existing Minto Community Hall and incorporate civic elements such as programmed recreational space and community facilities.

It is noted that Minto Marketplace is a key stakeholder for community events, activities and services within Minto. Further, Minto Marketplace has previously partnered with Council in providing a platform for local community activities. In light of this, Minto Marketplace provides an appropriate location for a new town square or civic space.

Minto Marketplace wish to continue this relationship with Council and the Minto community and look forward to future collaboration opportunities.

The existing lot structure and land ownership along Redfern Road may facilitate the development of future dwellings that can provide housing diversity, such as key worker, student and seniors living accommodation.

Provisions for 'key worker housing' are not identified within the draft LSPS. However, the concept of key worker housing encompasses many aspects noted throughout the draft LSPS, including housing within proximity of employment and housing within proximity of transport nodes.

Provisions for key worker housing may be accommodated along Redfern Road, supported by employment opportunities within surrounding schools and the Minto industrial precinct (located west of Minto Station).

Future key worker housing along Redfern Road would provide dwellings stock within a walkable distance of diverse employment.

The draft LSPS describes the role of the Campbelltown-Macarthur area as a 'Health and Education Precinct' (as established by the GSC). As such, future key worker housing within Minto may also serve these industries.

The renewal of lands along Redfern Road provides an opportunity to develop additional housing stock for seniors and people living with a disability. This potential is underpinned by the amenity and services provided by Minto Marketplace. Additionally, the proximity to Minto Station allows residents to access higher-order retail, health and community services within Campbelltown-Macarthur. These services can be accessed without the use of a private vehicle.

Minto in Detail

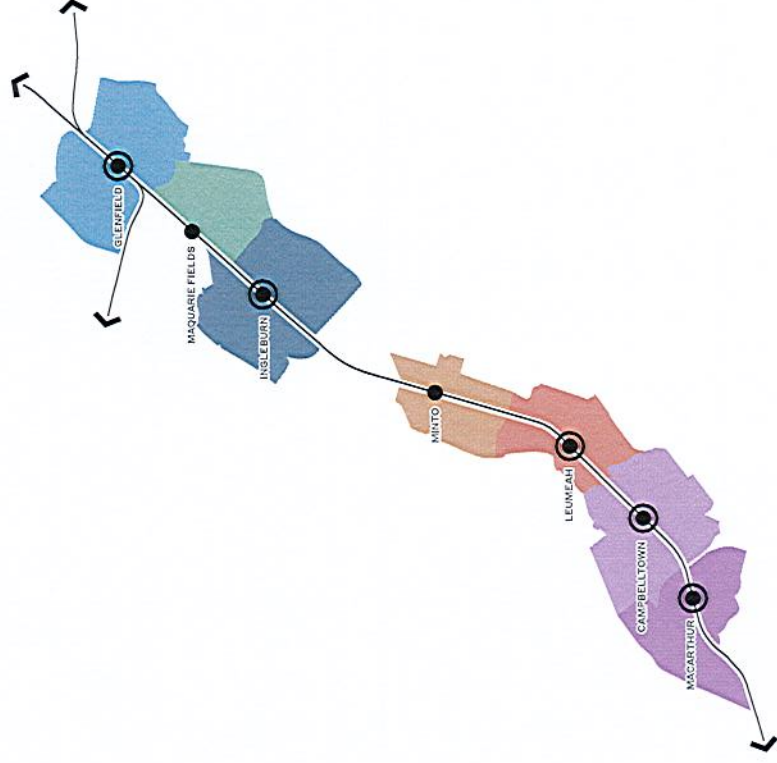
Campbelltown Centres

Minto is identified as a lower-order centre in both the draft LSPS and the WCDP.

As illustrated in this matrix, Minto contains many urban characteristics also shown by 'major growth nodes' and 'local centre' within the Campbelltown LGA (as identified within the draft LSPS and the WCDP, respectively). Most of these aspects exist already within Minto, with many provided by Minto Marketplace. Together with the large opportunity site created by the relocation of Coronation Park and the renewal of Redfern Road, this context underpins the strategic visioning and the identification of development potential.

+ Redfern Road to form renewed connection to Minto Marketplace

+ Minto Marketplace to provide a new civic space



07 Position of Minto within the Glenfield to Macarthur Urban Renewal Corridor
Source: Ethos Urban

Attribute	Glenfield	Macquarie Fields	Ingleburn	Minto	Leumeah	Campbelltown	Macarthur
Transport accessibility Heavy rail and/or strategic bus and local bus networks	●	●	●	●	●	●	●
Mix of employment types and sector	●	●	●	●	●	●	●
Community facilities	●	●	●	●	●	●	●
Specialist medical care	●	●	●	●	●	●	●
Schools	●	●	●	●	●	●	●
More than 50 retail and services 1 or 2 supermarkets, sometimes a small shopping mall or variety store	○	●	●	●	○	●	●
Ability for commercial / retail centre to grow Accessibility, land size, ownership patterns, strata	●	●	●	●	●	●	●
Catchment Housing within walking distance of shops, services and transport	●	●	●	●	●	●	○
Main Street	○	●	●	+	○	●	○
Town square	○	○	○	+	○	●	○
Library	○	●	●	●	○	●	○
Sports facilities Reasonable access to parkland	●	●	●	●	●	●	●
Identification in the draft LSPS	Major Growth Node	Growth Node	Major Growth Node	Growth Node	Major Growth Node	Major Growth Node	Major Growth Node
Identification in the District Plans	Not identified	Local Centre	Local Centre	Local Centre	Not identified	Health and Education Precinct / Strategic Centre	

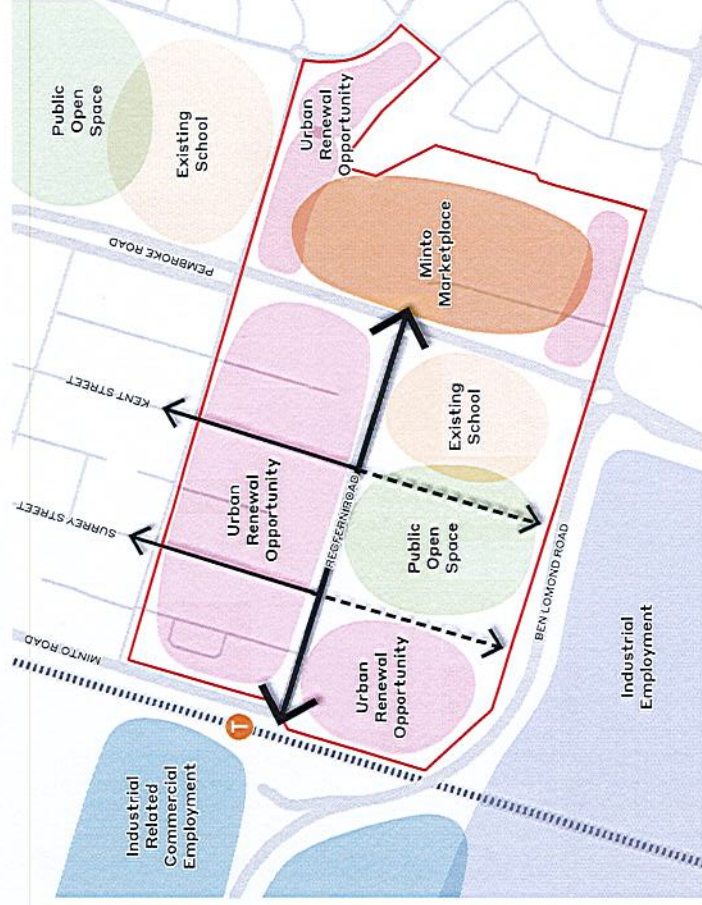
Table 1 – Comparison of attributes between precincts along the Glenfield to Macarthur Urban Renewal Corridor

● Attribute currently exists in precinct
○ Attribute currently lacking in precinct

Site Visioning

Urban Renewal in Minto

Potential uses for urban renewal opportunity sites and surrounding context to be investigated, such as those illustrated on the right:



08 Site visioning diagram

NOT TO SCALE



Key Worker Housing

- Supports employment growth in the precinct
- Provides affordable housing option for key workers

North Eveleigh Affordable Housing, NSW (Architectus)



Seniors Living

- Supported by existing amenities and facilities in Minto

Hammond Grove Miranda, NSW (HammondCore)



Commercial + Industrial Mixed-Use Development

- Potential integration of industrial-related commercial uses within the surrounds

Gwynne Street Studio, VIC (Blascl)



Tertiary Education

- Potential integration with industrial employment uses
- e.g. Vocational training (TAFE NSW)



Town Square

- Urban square / plaza space for the local community
- Venue for markets, local events, etc.

Maitland Riverlink, NSW (CHROFI)



Programmed Recreational Spaces

- Playgrounds
- BBQ / Picnic areas

Jacaranda Park, Glenmore Ridge, NSW (JMD design)



Public Open Space

- Sporting field / oval type space
- Able to be utilised by both Minto Public School and the local community

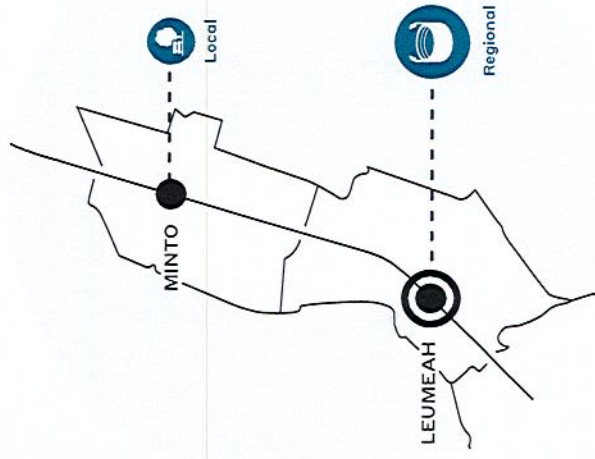
Oran Park, NSW (JMD design)



Community Facilities

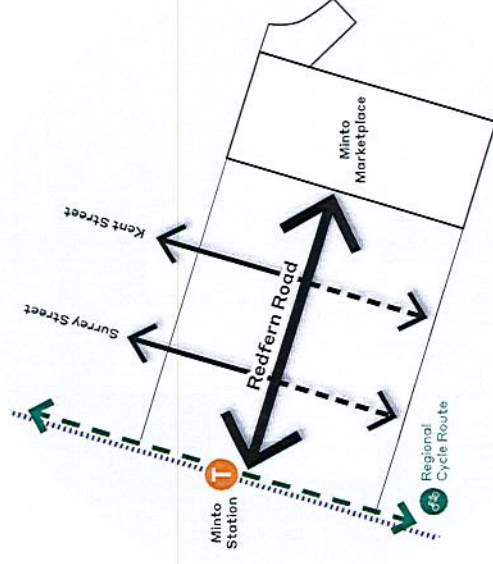
- Community garden, etc. Ultima Community Garden, NSW (Ultima Community Garden)

Key Moves



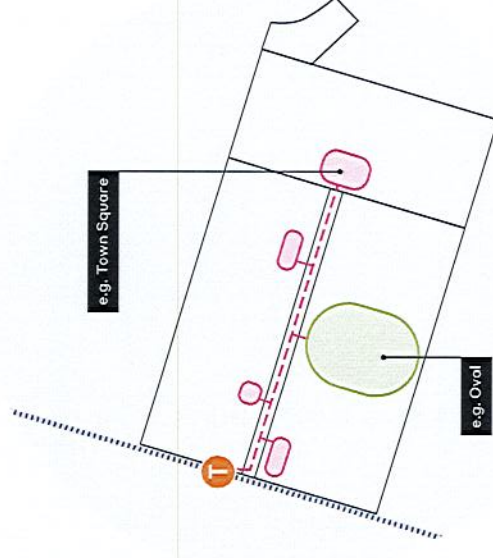
Differentiate Minto's recreational spaces from that of other centres along the urban renewal corridor

- Minto to focus on providing recreational space for local use, such as an oval-type recreational space on the existing Coronation Park site adjacent to Minto Public School, which caters for the school and local community
- Move any other sporting facilities to the Campbelltown Sports Stadium and surrounding lands in Leumeah, which is envisioned to be a regional sports, recreation and entertainment facility, providing a gateway to the Campbelltown Macarthur regional city centre



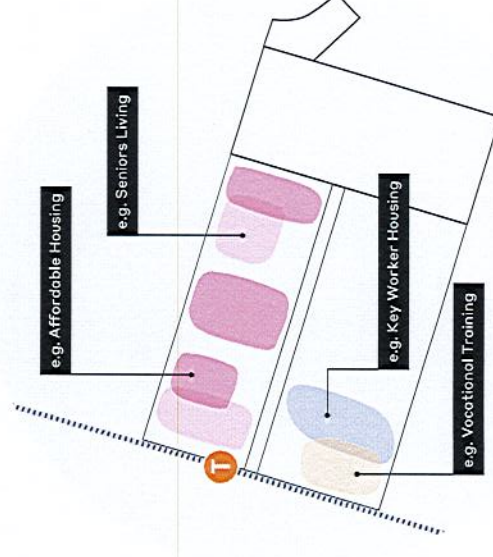
Create renewed connection to Minto Marketplace & increase north-south permeability

- Upgrade and improve street conditions for pedestrians, cyclists and vehicles along Redfern Road
- Extend Surrey and Kent Streets southwards to increase permeability of the block



Introduce a range of community-focussed spaces and places

- Distribution of community-focussed spaces and places along renewed Redfern Road, connecting Minto Station and Minto Marketplace
- Potential uses could include a town square, oval, community gardens and other community facilities as required



Provide a diversity of housing types and other suitable uses

- Provide a range of housing types with different densities (apartments, townhouses, terraces, detached dwellings) that cater to different demographic groups (e.g. affordable housing, key workers housing, seniors living)
- Integrate any other suitable uses (e.g. vocational training) with current uses in Minto (e.g. industrial/commercial employment)

Summary + Next Steps

Summary

As illustrated within this submission, Minto has development potential beyond that identified in the draft LSPS. Additionally, Minto has significant potential to accommodate the actions and priorities of both the draft LSPS and the WCDP (see Appendix A).

This development potential is supported by the existing urban characteristics and opportunities within Minto. Minto has a greater ability to achieve strategic planning objectives, priorities and actions as set by the Greater Sydney Commission and Campbelltown City Council.

Specifically, Minto has the potential to deliver numerous aspects of the Local Strategic Planning Statement, including the delivery of diverse housing, employment and community space within proximity of public transport

For this reason, we position Minto as a higher-order centre.

- ✚ **Minto has the ability to accommodate additional housing supply and greater housing diversity.**
- ✚ **Minto has the ability to accommodate additional local jobs in existing and new employment sectors.**
- ✚ **With the support of Minto Marketplace, community development can be achieved through urban renewal.**
- ✚ **Minto has three major land owners within proximity of Minto Station, an ideal scenario for urban renewal.**

Next Steps

Minto Marketplace thank Campbelltown Council for the opportunity to provide a submission to the draft Local Strategic Planning Statement. As a key stakeholder in the development of Minto, Minto Marketplace wish to meet with Council to further discuss this submission, the vision described and to scope future collaboration opportunities.

It is strongly recommended that Council engage with the major landowners of Minto, including Minto Marketplace and Catholic Diocese of Wollongong to fully scope the urban renewal potential of Minto.

We hope that the visioning detailed within this submission is considered in the development of Council's final Local Strategic Planning Statement. Minto Marketplace is invested in Minto, now and in the future.



09 Minto Marketplace and Study Area
Source: Minto Marketplace

Appendix A

Urban Renewal Opportunity and Potential Future Use		Draft Campbelltown Local Strategic Planning Statement (LSPS) - Actions and Priorities		Western City District Plan (WCDP) - Priorities	
Relocation of Coronation Park Netball and Soccer Complex		Action 9.13 Leverage existing national and international events at Campbelltown Sports Stadium to promote Campbelltown and attract further investment for major events and businesses		Planning Priority W3 Providing services and social infrastructure to meet people's changing needs	
		Action 9.15 Partner with the Office of Sport and State sporting organisations to cluster sporting facilities within the LGA to intensify participation and employment generation		"Creating opportunities for increased shared use and more flexible use of under-utilised facilities such as schools, sports facilities, halls and creative spaces can support growth and respond to the different needs of local demographic groups" "Infrastructure can be adapted and shared for different uses – school and open space facilities can be used for community, sports, arts, screen, cultural and recreational use when they are not otherwise required"	
Commercial and Industrial Mixed-Use Development		Planning Priority 11 Striving for increased local employment		Planning Priority W11 Growing investment, business opportunities and jobs in strategic centres	
Education Uses		Action 11.5 Work with stakeholders within the health and education sectors to drive the development of knowledge intensive jobs in Campbelltown, and attract value-add employers which will provide more local jobs for local people			
		Implementation – for a Thriving, Attractive City Increase in Health and Education gross floor area (GFA)		Planning Priority W9 Growing and strengthening the metropolitan cluster	
		Action 9.9 Increase the emerging cluster of health and education uses around the existing hospital precinct and university precinct		Note: relationship of the WCDP and Western Sydney City Deal commitments to skills and education	
Key Worker Housing		Action 11.8 Partner with relevant industry bodies to engage with schools, students, teachers and industry to ensure local youth have access to skill development and employment opportunities			
		Planning Priority 2 Creating high quality, diverse housing		Planning Priority W5 Providing housing supply, choice and affordability, with access to jobs, services and public transport	
Seniors Living		Action 2.3 Determine principles for a Local Affordable Housing Strategy considering need, current supply, and other shortfalls in various housing types and tenures and, if relevant in Council's housing strategy, preferred locations where new affordable housing initiatives will be encouraged			
		Action 2.17 Develop and implement a Social Strategy to chart a path forward for Council and the community sector to deliver stronger positive and equitable social outcomes and consider the land use implications of these in terms of service and housing provision		Planning Priority W3 Providing services and social infrastructure to meet people's changing needs	
Town Square, Public Open Space and Programmed Recreational Space		Action 2.15 Ensure that quality embellishment for passive and active recreation is provided to new and existing open space to service new residential development and redevelopment of existing urban areas		Planning Priority W6 Creating and renewing great places and local centres, and respecting the District's heritage	
		Action 6.17 Design and upgrade parks and open space for an ageing and growing population.		Planning Priority W18 Delivering high quality open space	
Community Facilities		Action 4.2 Ensure land use zones and planning controls enable the use of public spaces for civic and cultural events		Planning Priority W4 Fostering healthy, creative, culturally rich and socially connected communities.	

Table 2 – Urban renewal opportunities and potential future use in response to the draft LSPS actions and priorities and the WCDP priorities

ETHOS URBAN